



Notice of Public Zoning Hearing Town of Miami Lakes

NOTICE IS HEREBY GIVEN that the Town Council will hold a public hearing on **Tuesday, August 19, 2008, at 6:00 p.m.** at **Miami Lakes Middle School, 6425 Miami Lakeway North, Miami Lakes, FL 33014** to consider the following items listed below:

LOCAL PLANNING AGENCY MEETING:

The Town Council acting as the Local Planning Agency will conduct a Public Hearing to consider the following Ordinances:

- 1. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC") TO UPDATE AND AMEND ARTICLE 12, FEES; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 2. AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING; ARTICLE 4. ZONING DISTRICT REGULATIONS, DIVISION 4.2 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICTS, DIVISION 4.3 RU-TH TOWNHOUSE DISTRICT; ARTICLE 5. ALLOWABLE ENCROACHMENTS INTO THE REQUIRED YARDS AND EXCEPTIONS TO THE MAXIMUM PERMITTED HEIGHTS; ARTICLE 6. SUPPLEMENTARY REGULATIONS; AND ARTICLE 9. SIGNS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

TOWN COUNCIL MEETING:

- 1. THE FOLLOWING ORDINANCE ON FIRST READING:**
AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING THE TOWN OF MIAMI LAKES LAND DEVELOPMENT CODE (THE "TOWN LDC") TO UPDATE AND AMEND ARTICLE 12, FEES; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.
- 2. THE FOLLOWING ORDINANCE ON FIRST READING:**
AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING; ARTICLE 4. ZONING DISTRICT REGULATIONS, DIVISION 4.2 SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL DISTRICTS, DIVISION 4.3 RU-TH TOWNHOUSE DISTRICT; ARTICLE 5. ALLOWABLE

ENCROACHMENTS INTO THE REQUIRED YARDS AND EXCEPTIONS TO THE MAXIMUM PERMITTED HEIGHTS; ARTICLE 6. SUPPLEMENTARY REGULATIONS; AND ARTICLE 9. SIGNS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

3. THE FOLLOWING ORDINANCE ON FIRST READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, PERTAINING TO THE REGISTRATION OF BOATS AND PERSONAL WATERCRAFT; PROVIDING FOR A BOAT REGISTRATION PERIOD AND CONDITIONS FOR APPROVAL; PROVIDING FOR AN APPLICATION FEE; PROVIDING FOR CONTINUING ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

4. THE FOLLOWING ORDINANCE ON SECOND READING:

AN ORDINANCE OF THE TOWN OF MIAMI LAKES, FLORIDA, AMENDING CHAPTER 19, "LOT JUNK, GARBAGE AND TRASH CLEARING" OF THE TOWN CODE; PROVIDING FOR INCLUSION IN THE TOWN CODE; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

5. HEARING NUMBER: ZH 08-13
APPLICANT: Orlando M. Canales and Thelma Canales
LOCATION: 16360 NW 91st Court, Miami Lakes, FL 33018
ZONING DISTRICT: RU-1B
(CONTINUED FROM TOWN COUNCIL MEETING OF JUNE 17, 2008)

1. A variance to Division 5.6.(a).3 of the Town LDC to permit an existing attached canopy constructed of aluminum where canopies may only be constructed of canvas, fabric or vinyl, and pipe or CBS construction to match the residence.
2. A variance to Divisions 5.6.(a).2 and 4.2(e) of the Town LDC to permit an existing attached canopy to project into the required rear yard setback a maximum of 11 feet where a maximum projection of 7 feet into the required rear yard 25 foot setback is permitted.
3. A variance to Division 5.3.(a).2 of the Town LDC to permit an existing accessory storage shed with 110.78 square feet of total area where 50 square feet of area per structure is permitted.
4. A variance to Division 5.3.(a).2 of the Town LDC to permit an existing accessory storage shed setback 1.9 feet from the rear (west) property line where a 2 foot setback is required.
5. A variance to Division 5.3.(a).2 of the Town LDC to permit an existing accessory storage shed setback 0.7 feet from the interior (north) side property line where a 2 foot setback is required.
6. A variance to Division 5.3.(a).2 of the Town LDC to permit an existing accessory storage shed with 7.5 feet in height where 6 feet of height is permitted.
7. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing 4 feet wide paved walkway, where 3 feet is permitted within the required (north) side yard.
8. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing paved side yard deck setback 1.8 feet from the interior (north) property line where a 2 foot setback is required.

9. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing 4 feet wide paved walkway, where 3 feet is permitted within the required (south) side yard.
10. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing paved side yard deck setback 1.8 feet from the interior (south) property line where a 2 foot setback is required.
11. A variance to Division 5.7.(a).3 of the Town LDC to permit an existing paved rear deck setback 1.1 feet from the rear (west) property line where a 5 foot setback is required.
12. A variance to Division 5.7.(a).3 of the Town LDC to permit an existing paved rear deck setback 0.1 feet from the interior (south) side property line where a 5 foot setback is required.

6. HEARING NUMBER: ZH 08-20
APPLICANT: Francisca Soto
LOCATION: 9040 NW 166th Terrace, Miami Lakes, FL 33018
ZONING DISTRICT: RU-1

1. A variance to Division 5.6.(a).3 of the Town LDC to permit an existing attached canopy constructed of aluminum where canopies may only be constructed of canvas, fabric or vinyl, and pipe or CBS construction to match the residence.

7. HEARING NUMBER: ZH 08-33
APPLICANT: Magaly Cepero, Elena Miranda and Eduardo Garcia
LOCATION: 8103 NW 163rd Terrace, Miami Lakes, FL 33016
ZONING DISTRICT: RU-1

1. A variance to Divisions 5.2.(a).2 and 4.2.(e) of the Town LDC to permit an existing accessory building setback 4 feet from the interior side (east) property line where 5 feet is required.
2. A variance to Division 5.2.(a).2 of the Town LDC to permit an existing accessory building roof overhang to project a maximum of thirty (30) inches into the required five (5) foot interior side (east) property line setback, where a maximum projection of twelve (12) inches into the required five (5) foot side setback is permitted.
3. A variance to Divisions 5.3.(a).1 and 4.2.(e) of the Town LDC to permit an existing decorative pond 40 inches deep setback 2 feet from the interior side (east) property line where a 5 foot setback is required.

8. HEARING NUMBER: ZH 08-30
APPLICANT: Pablo Palacio
LOCATION: 15471 Durnford Drive, Miami Lakes, FL 33014
ZONING DISTRICT: Zoned RM-50 & developed RU-2

1. A variance to Division 5.3.(a).2 of the Town LDC to permit an accessory storage shed with 120 square feet of total area where sheds larger than 50 sq. ft. are not permitted.
2. A variance to Division 5.3.(a).2 of the Town LDC to permit an accessory storage shed with 9 feet in height where sheds higher than 6 feet are not permitted.

9. HEARING NUMBER: ZH 08-32
APPLICANT: Luis A. Lopez and Lucy B. Lopez
LOCATION: 9100 NW 149th Terrace, Miami Lakes, FL 33018
ZONING DISTRICT: Zoned RU-1Z & developed RU-1A

1. A variance to Division 5.6.(a).3 of the Town LDC to permit an existing attached canopy constructed of aluminum where canopies may only be constructed of canvas, fabric or vinyl, and pipe or CBS construction to match the residence.
2. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing 4.10 feet wide paved walkway, where 3 feet is permitted within the required (west) side yard.
3. A variance to Division 5.7.(a).2 of the Town LDC to permit an existing paved side yard deck setback 0.9 feet from the interior (west) property line where a 2 foot setback is required.

10. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, (APPROVING / APPROVING WITH CONDITIONS / DENYING) "LAKE HOUSE APARTMENTS" FINAL PLAT SUBMITTED IN ACCORDANCE WITH DIVISION 3.8 OF THE TOWN DEVELOPMENT CODE TO APPROVE A FINAL PLAT FOR A PROPOSED RESIDENTIAL DEVELOPMENT IN THE RM-13 (LOW DENSITY RESIDENTIAL DISTRICT).

HEARING NUMBER: ZH 08-37
APPLICANT: The Graham Companies
LOCATION: East of N.W. 84th Court & South of Commerce Way,
 Miami Lakes, FL.
ZONING DISTRICT: RM-13

1. The applicant is requesting Final Plat Approval filed pursuant to Division 3.8.F.2 of the Town Development Code. During its review, the Town Council shall consider the written recommendations of staff, any other reviewing agencies, and presentations by the public.

The request for Final Plat Approval for the Lake House Apartments is for a +/- 21.0 acre site located East of NW 84th Court and South of Commerce Way, in the RM-13 (Low Density Residential District); legally described as (22 52 40 21.089 AC M/L LOT 22-23 & 24 LESS PORT LYG IN R/W AKA COMMERCE WAY AS PER PB 149-15 & LESS S130FT FOR R/W & LESS N57.78FT & LESS E112.08FT OF S860FT OF LOT 24 & LESS TR D). Tentative Plat No. T-22926-1 approved on 2-15-08 by the Miami-Dade County Plat Committee.

Copies of all applications, staff analysis and related materials are available for public inspection at Town Hall, 15700 NW 67th Avenue, Miami Lakes, FL. Interested persons are invited to attend the public hearing or provide written comments on the agenda item to the Town Clerk. Affected parties may appear at the public hearing, speak and submit evidence regarding an agenda item(s). The Zoning Hearing shall be conducted in English. Should the public or applicant require special assistance at the public hearing due to a disability, contact the Town Clerk, Town of Miami Lakes (305) 364-6100 at least two days prior thereto. Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Town Council, with respect to any matter considered at such hearing, the person will need a record of the proceedings and, for such purpose, that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

Debra Eastman, MMC
 Town Clerk